

**MINUTES OF THE
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE
DECISION MEETING**

George Jaeckel, Chair; Steve Nass, Vice-Chair; Blane Poulson, Secretary; Matt Foelker, Cassie Richardson

SUBJECT: Planning and Zoning Committee Decision Meeting
DATE: Monday, February 27, 2023
TIME: 8:30 a.m.
PLACE: County Highway Department Committee Room, 1425 Wisconsin Drive, Jefferson, WI

YOU MAY ATTEND VIRTUALLY BY FOLLOWING THESE INSTRUCTIONS:

Register in advance for this meeting:

[https://zoom.us/meeting/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy](https://zoom.us/join/zoom/register/tJEkf--hpj4pHd2y7-u8i9MUTAbnqMB_1Qxy)

Meeting ID: 959 8698 5379

Passcode: Zoning

After registering, you will receive a confirmation email containing information about joining the meeting

1. Call to Order

The meeting was called to order by Supervisor Jaeckel at 8:30 a.m.

2. Roll Call (Establish a Quorum)

Committee members present at 8:30 were Supervisor Jaeckel, Poulson and Foelker. Supervisor Richardson was absent and excused. Also present were Supervisor Anita Martin; Ben Wehmeier, County Administrator; Patricia Cicero, Director of Land and Water Conservation; Zoning Staff members Matt Zangl; Sarah Elsner; Brett Scherer; and Deb Magritz. Attending via Zoom were Staci Hoffman, Register of Deeds; and Brian Udoovich, Highway Department Operations Manager.

3. Certification of Compliance with Open Meetings Law

Supervisor Poulson verified compliance with Open Meetings Law.

4. Approval of the Agenda

Motion by Supervisors Poulson/Foelker to approve the agenda as presented. Motion passed 3-0.

5. Public Comment (Not to exceed 15 minutes and not to include petitions slated for decision. Members of the public who wish to address the Committee on specific agenda items must register their request at this time)

Supervisor Martin noted her wish to speak on agenda item 13.

6. Approval of January 30, February 10 and February 16 Meeting Minutes

Motion by Supervisors Poulson/Foelker to approve the January 30 meeting minutes. Motion passed 3-0.

Motion by Supervisors Foelker/Poulson to approve the February 10 meeting minutes. Motion passed 2-0 with Jaeckel abstaining.

Motion by Supervisors Foelker/Poulson to approve the February 16 meeting minutes. Motion passed 2-0 with Jaeckel abstaining.

7. Communications

- a. Appointments to Joint Committee working on Stormwater and Erosion Control – Chairman Jaeckel
Supervisor Jaeckel appointed himself and Supervisors Poulson and Richardson to the Joint Committee.

Supervisor Nass arrived at 8:02 a.m.

8. January Monthly Financial Report for Register of Deeds – Staci Hoffman

Hoffman reported that recordings were at the lowest that she's ever seen. The staff has completed back indexing to 1960.

9. January Monthly Financial Report for Land Information Office-Matt Zangl

Zangl said that retained fees are also low, buy revenues for map sales were staying normal.

10. February Monthly Financial Report for Zoning – Matt Zangl

While revenues were abnormally low in January, February's were slightly above last year's. This is likely due to cell towers.

11. Discussion on Solar Energy Facilities

An application is expected from Badger State Solar this summer.

Crawfish River Solar is replacing drain tiles, but getting workers is a slow process.

12. Discussion on WE Energies Liquefied Natural Gas (LNG) Facility in the Town of Ixonia

Work is being done on the electrical tie-in line from the Watertown substation. The outer shell of the tank is complete; work has also begun on the inner shell. The tie-in line to the gas main is completed. The Bluff Creek project should be getting gas to the site in mid-summer.

13. Discussion on Air, Surface Water, Groundwater, and Health Concerns Relating to Animal Operations and their Regulation

Supervisor Martin said that one thing that was discussed is that there is only one rendering site in the area. That is such a generic term, with different licensing, there may be more than one according to DATCP.

Zangl added that planning is underway for the joint meeting on the issue.

14. Discussion and Possible Action on Amending Section 11.10 (Shoreland Provisions) of the Zoning Ordinance

Zangl reported that State law changes were implemented with this update. He listed and explained those. Motion by Supervisors Nass/Poulson to approve the process to move the amendment forward. Motion passed 4-0.

15. Discussion and Possible Action on Amending the Zoning Ordinance to Incorporate Solar Regulations

Zangl explained that the intent is to regulate any sort of solar project. Larger uses would require a conditional use permit; smaller units would simply need a Zoning and Land Use Permit. Yet to be determined is at what point a project goes from smaller to larger. Examples were given. Jaeckel spoke about shrinking down the acreage guidelines before a conditional use would be requested. Wehmeier gave input and discussion followed. Jaeckel asked about a decommissioning plan; discussion followed.

16. Discussion and Possible Action on CU2065-22 for Robert Parnell, N2486 Rock River Rd, Town of Koshkonong, to have six dogs as household pets in a Residential R-2 zone. This was presented in public hearing on September 15, 2022 and postponed on September 26.

Zangl explained. Motion by Supervisors Poulson/Foelker to deny the conditional use. Motion passed 4-0.

17. Discussion and Possible Action on Petitions Presented in Public Hearing on February 16, 2023:

APPROVED WITH CONDITIONS R4457A-23 – Sea & Sea Barge and Rental LLC/JART Midwest LLC Property on a motion by Supervisors Poulson/Foelker to rezone 5.5 acres of PIN 026-0616-3413-003 (16.294 ac) and create both a new 5-acre A-2 lot and a 0.5-acre access strip to be added to the adjoining A-2 zone at **N2815 County Road E** on PIN 026-0616-3412-002 (22 ac). Both properties are owned by JART Midwest LLC and are in the Town of Sullivan. This is in accordance with Sec. 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS CU2077-23 – Sea & Sea Barge and Rental LLC/JART Midwest LLC Property on a motion by Supervisors Poulson/Jaekel for conditional use in a proposed A-2 zone allowing storage of contractor's

equipment and materials/repair shop on PIN 026-0616-3413-003 (16.294 ac) immediately south of **N2815 County Road E**, Town of Sullivan. This is in accordance with Section 11.04(f)7 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

DENIED CU2078-23 – Cody & Kathryn Stead on a motion by Supervisors Poulson Foelker to allow farm-type animals in a Residential R-2 zone at **W6585 County Road B**, Town of Aztalan, on PIN 002-0714-1741-004 (2.4 ac). This is in accordance with Sec. 11.04(f) of the Jefferson County Zoning Ordinance. Motion passed 4-0.

APPROVED WITH CONDITIONS CU2079-22 – James & Darcie Jo Wilson on a motion by Supervisors Nass/Poulson to convert a single-family home to a duplex at **N6424 S Farmington Rd** on PIN 008-0715-1321-007 (0.617 ac), Town of Farmington in a Community zone. This is in accordance with Sec. 11.04(f)9 of the Jefferson County Zoning Ordinance. Motion passed 4-0.

18. Possible Future Agenda Items

Report from the Joint Committee

19. Upcoming Meeting Dates

March 10, 8:00 a.m. – Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive

March 16, 7:00 p.m. – Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr – Foelker
will be absent

March 27, 8:30 a.m. – Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr

April 14, 8:00 a.m. - Site Inspections Beginning at Woolen Mills, 222 Wisconsin Drive

April 20, 7:00 p.m. - Public Hearing in Highway Department Committee Room, 1425 Wisconsin Dr

April 24, 8:30 a.m. - Decision Meeting Highway Department Committee Room, 1425 Wisconsin Dr

20. Adjourn

Motion by Supervisors Poulson/Foelker to adjourn the meeting. Motion passed, and the meeting adjourned at 9:21.

If you have questions regarding the petitions, please contact the Zoning Department at 920-674-7131. Petition files referenced on this agenda may be viewed at 222 Wisconsin Drive between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding holidays. Materials covering other agenda items can be found at www.jeffersoncountyiwi.gov.

A quorum of any Jefferson County Committee, Board, Commission or other body, including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 at least 24 hours prior to the meeting so that appropriate arrangements can be made.

A digital recording of the meeting will be available in the Zoning Department upon request.